



**Broad Lane  
Leeds  
West Yorkshire  
LS13 3ER**

**Offers in Excess of £105,000**

**bettermove**



# Broad Lane Leeds

Bettermove are proud to present this 2 bedroom flat in a sought after residential area of Leeds available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the rear of the property and an underhouse garage. The council tax band is A.

This is a leasehold property with 948 years remaining on the lease; there is no ground rent and there is no service charge.

The interior of this well presented property boasting its own private access briefly comprises a spacious living room, two bedrooms, the family bathroom and the fitted kitchen on the first floor of the building.

Located in the popular residential area of Leeds, for a wider array of shopping and entertainment options, the historic market town of Pudsey is just a short drive away. Excellent transport connections can be found from New Pudsey Train Station, the Ring Road Pudsey and many local bus routes providing easy access into Leeds City Centre.

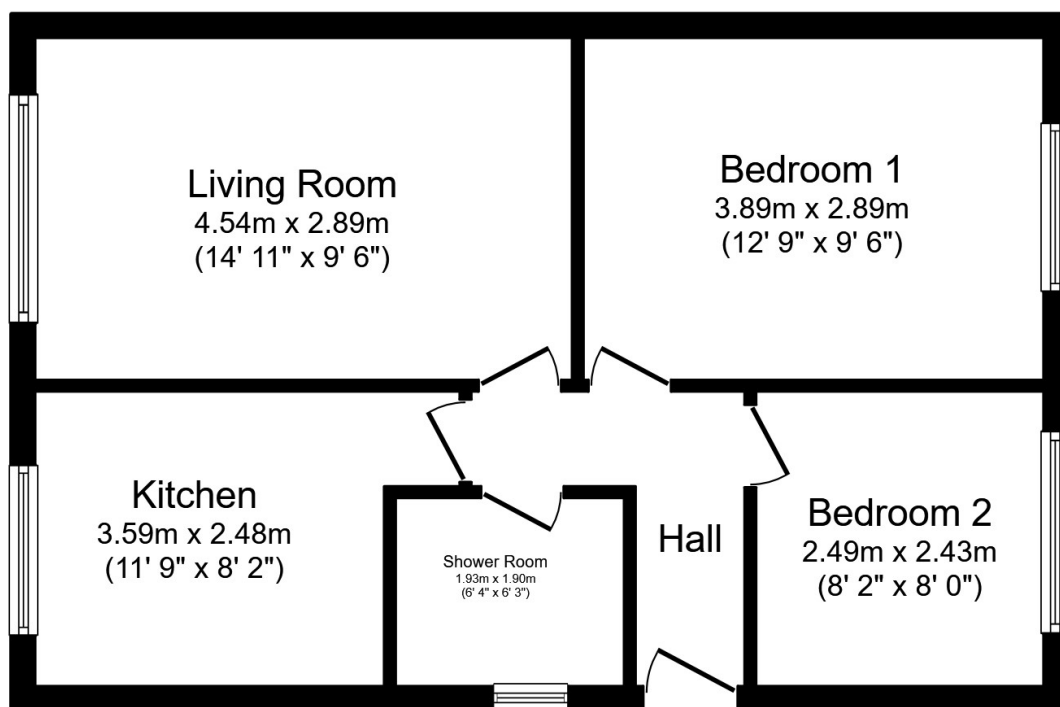
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 46.7 m<sup>2</sup> (503 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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